

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND PROPOSED
DISPOSITION OF PARCELS 57 and 59 IN THE SOUTH END
URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Newcastle Associates has submitted an acceptable proposal for the development of Parcels 57 and 59 with low-moderate income housing.

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Tentative Designation of Columbus Associates as Redeveloper of Parcels 57 and 59 is hereby rescinded.
2. That Newcastle Associates be and hereby is designated as Redeveloper of Parcels 57 and 59 in the South End Urban Renewal Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby determined that Newcastle Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels 57 and 59 to Newcastle Associates, said documents to be in the Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (HUD Form 6004).

MEMORANDUM

August 3, 1972

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
FINAL DESIGNATION OF REDEVELOPER

SUMMARY: The memorandum requests that the Authority finally designate Newcastle Associates as Redevelopers for the rehabilitation of the Saranac and Newcastle Court buildings (Disposition Parcels 57 and 59) in the South End Urban Renewal Area, and further requests that the Director be authorized to convey Parcels 57 and 59 to Newcastle Associates.

On 15 April 1971, Columbus Associates was tentatively designated as the Redeveloper for the rehabilitation of the Saranac and Newcastle Court Buildings on Columbus Avenue in the South End. The principals of Columbus Associates are the New Urban League, the Community Assistance Corporation, and the Columbus Avenue Tenants' Association.

Since that time, a separate, limited partnership called Newcastle Associates has been formed to take title to the land and act as nominal developer. The partnership is made up of Columbus Associates and the limited investors.

It will therefore be necessary, technically, to rescind the tentative designation of Columbus Associates, and finally designate Newcastle Associates as the Redeveloper of the Saranac and Newcastle Court Buildings (Parcels 57 and 59).

The proposal calls for the rehabilitation of 97 low and moderate income dwelling units and one commercial space. A commitment for construction financing has been issued by the Massachusetts Housing Finance Agency. A firm commitment for Section 236 subsidy funds is to be issued in the near future. Initial closing and construction start will follow immediately.

I therefore recommend that the Authority rescind the tentative designation of Columbus Associates and finally designate Newcastle Associates as the Redeveloper of the Saranac and Newcastle Court Buildings (Parcels 57 and 59) in the South End Urban Renewal Area, and further, authorize the conveyance of these properties to Newcastle Associates.

An appropriate resolution is attached.

